



€452600 - Magnificent Domaine of almost a Hectare with 3 Bedrooms, Pool and Gite Potential



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 533,334.94

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Pubblicato:	24/06/2025

Descrizione:

Magnificent domaine set in almost a hectare of land. This architect-designed barn conversion is an incredible property of the highest quality, full of charm, breathtaking rooms, in a quiet, rural setting (with no close neighbours) and a well-kept exterior. There's a gorgeous swimming pool with a recent liner and spacious sun terrace. The current owners have successfully started a bed and breakfast business which has five star reviews and full occupancy. The house has oil-fired central heating (new burner), double glazing, recent roofs and a recent septic tank. Two kilometres away, you'll find all the basic shops (grocery shop, bakery, post office and restaurant), which you can easily reach by bike. Another big plus is the possibility of creating a separate dwelling by finishing the small farmhouse next to the main house to create gites if you wish to expand on the existing bed and breakfast business.

A real "coup de coeur"

Ground floor

-Entrance / living / dining room (104m²): tiled floor with underfloor heating, fireplace, 2 velux windows, exposed stonework



- Bedroom 1 (16m²): tiled floor, exposed stonework
- Fitted kitchen (23m²): tiled floor, exposed stonework
- Boiler room (6m²): tiled floor, boiler and water softener
- Pantry (6m²): tiled floor
- Utility room (5m²): tiled floor, sink
- WC (2m²): tiled floor, washbasin

1st floor

- Bedroom 2 (33m²): laminate floor, stone walls and exposed beams
- Bathroom (10m²): tiled floor, bath, bidet, WC, double washbasin, shower
- Dressing room (8m²): carpet
- Landing (14m²): parquet flooring
- Bathroom (9m²): tiled floor, shower, WC, washbasin, bath, water heater
- Bedroom 3 (14m²): laminate floor, cupboard, exposed stonework
- Bedroom 4 (18m²) : laminate floor, cupboard, exposed beams and stones

Exterior

- Workshop (23m²): wooden floor, exposed stonework, electricity
- Storeroom(17m²): linoleum, wine cellar underneath, electricity
- Garage (20m²): concrete, exposed stone, electricity
- Bread oven
- Swimming pool 9m x 4.5m heated by heat pump; tiled terrace, solar cover and salt treatment system



-Swimming pool room for salt treatment system

-Storage room

-Farmhouse with, on the ground floor, a living room (51m2) and another room of 30m2; on the first floor, two rooms of 30 and 56 m2. Great potential for a second property

-Barn (26m2)

-Barn (35m2)

-Most of the grounds are enclosed

-Pond

-Electric gates

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	252 mq
Dimensione del lotto:	9.901 mq

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	Sì
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Building details

Outdoor Amenities:	Pool
Numero di piani:	2

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>



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